

75-77 S. LaSalle, Aurora, 1996

Stories: Two

Historic use: Apartments

New use: Two 1-bedroom apartments and one studio apartment

Exits: One from the 2nd floor to the street

Windows: 6 on front and 4 on rear: 3' x 6'

Sq. footage: 2,650 sq. ft. building is 34' x 78'

Construction: Brick load-bearing walls, plaster & lath interior partitions, wood roof & floor.



Comments:

This building's troublesome tenants were discouraging potential tenants from renting neighboring buildings. The owner of one of those buildings purchased and renovated this structure in part to increase the value and desirability of his other property.

The owner bought the building for \$90,000, the city gave him a matching grant for \$30,000; the remaining \$60,000 was the owner's expense. The total cost of the

rehabilitation was \$170,630 (including 1st floor). The owner received a no-interest loan from the City, which was payable over the next seven years. The renovation included restoring the original bar on the first floor and converting the 4 existing apartments into 3 new apartments. The owner approximates that he spent around \$90,000 on the 3 apartments (about \$33 per square foot). The second floor had suffered significant damage from leaky skylights and several fires. The roof structure around the 8 skylights was repaired, and 500 sq. ft. of original oak flooring was patched. Only 6' of original baseboard remained, so the owner had new replicated. Other work included installing new systems (HVAC, electrical, plumbing), new drywall (the existing plaster was too damaged to be repaired), skylight repair, new apartment entrance doors (for fire code, 1 hour rated), building a rear fire escape, repair of historic wood windows. Overall the floor plan has only minor changes; six of the seven original skylights were kept. Today the apartments rent for \$850, \$750, and \$650 per month.

The property is located within a National Register Historic District, enabling the owners to take advantage of the 20% Historic Rehabilitation Tax Credit. This gave the owners a \$34,000 credit on their federal income taxes, lowering the total cost for the upper floor rehab to \$72,000 or \$27 per sq. ft.

